

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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12 BROOKDALE, HINCKLEY, LE10 0NX

ASKING PRICE £400,000

Impressive modern FE Downs built detached bungalow on an advantageous corner plot. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, bus service, parks, the town centre, The Crescent, train and bus stations and good access to major road links. Benefits from gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers open porch, entrance hallway, through lounge and breakfast kitchen. Three bedrooms (main with en suite shower room) and bathroom, driveway to front and rear to detached garage. Front and enclosed side and rear gardens. Contact agents to view, carpets included.



TENURE

Freehold
Council Tax Band D

ACCOMMODATION

Open pitched and tiled canopy porch with quarry tiled flooring, brick pillar and overhead lighting, hardwood panel and glazed front door leads to

ENTRANCE HALLWAY

With single panelled radiator, telephone point, thermostat for central heating system, doorbell chimes, coving to ceiling, door to a coat cupboard. Door to airing cupboard housing the lagged copper cylinder fitted with immersion heater for supplementary and domestic hot water, loft access. Hardwood panel and glazed door leads to



THROUGH LOUNGE

17'11" x 12'5" (5.48 x 3.79)

With fitted living flame coal effect gas fire and raised brick hearth, double panelled radiator, TV aerial point, coving to ceiling. UPVC SUDG and leaded bay window to front. SUDG sliding patio doors leading to the rear garden.



FRONT FITTED BREAKFAST KITCHEN

11'11" x 9'11" (3.65 x 3.03)

With single drainer stainless steel sink unit, mixer taps above, double base unit beneath, further matching floor mounted cupboard units and drawers, contrasting wood grain roll edge working surfaces above. Tiled splashbacks, further matching wall mounted cupboard units with integrated extractor hood. Matching breakfast bar with cupboard and drawer beneath. Appliance recess points, plumbing for automatic washing machine. Gas and electric cooker points, the white goods are included. Wall mounted Ideal gas condensing boiler for central heating and domestic hot water with digital programmer. Radiator, coving to ceiling. Wood panel and glazed door to the side of the property.



REAR BEDROOM ONE

10'2" x 12'2" (3.12 x 3.72)

With double panelled radiator, coving to ceiling. Feature archway to



EN-SUITE SHOWER

3'4" x 10'2" (1.04 x 3.12)

With white suite consisting fully tiled shower cubicle with glazed shower door, wall mounted sink unit, low level WC, radiator and extractor fan.



REAR BEDROOM TWO

8'10" x 11'11" (2.70 x 3.64)

With radiator, coving to ceiling.



SIDE BEDROOM THREE

9'6" x 7'1" (2.92 x 2.18)

With radiator.



BATHROOM

7'1" x 5'4" (2.16 x 1.64)

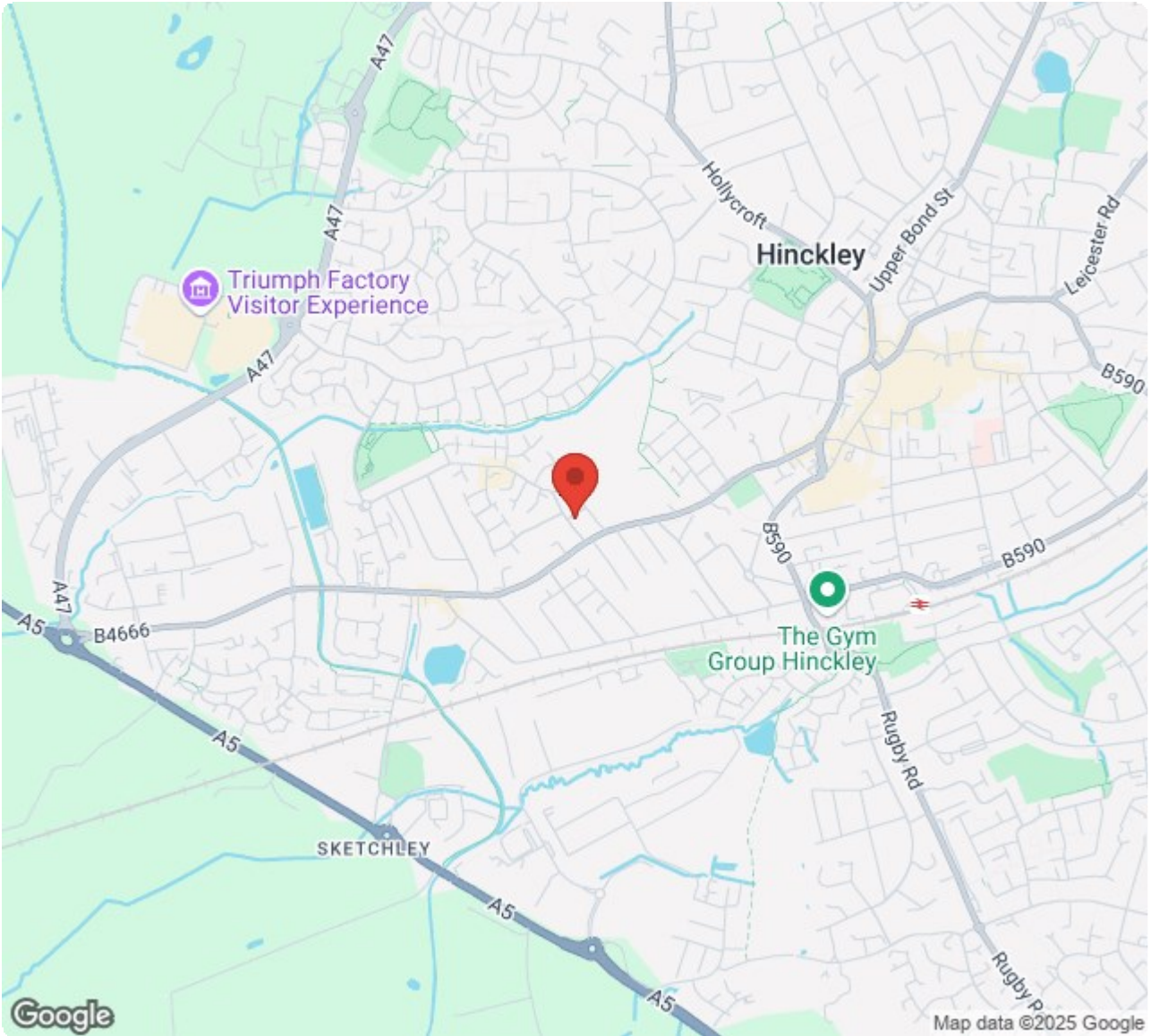
With panelled bath, mixer tap and shower attachment above, pedestal wash hand basin with mirror and shaver light above, low level WC, contrasting fully tiled surrounds. Radiator, coving to ceiling.



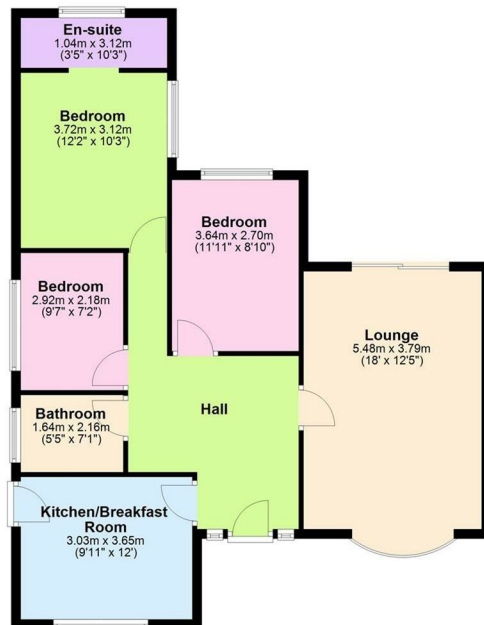
OUTSIDE

The property is nicely situated on an advantageous corner plot, set back from the road, the front garden is principally laid to lawn with surrounding beds and retaining wall, having a central tarmacadam driveway, a timber gate and wide slabbed access leads down the side of the property beyond which is a lawned area. There is a retaining wall and panelled fencing to side. The rear garden is fully fenced and enclosed, having a slabbed patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders. There is also an outside tap, to the top of the garden is a tarmacadam driveway leading to a single brick built garage measuring 2.60 x 5.33 with up and over door to front, side pedestrian door and window. It has light and power and a pitched roof offering further storage.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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